

- A. **Call to Order:** **Co-Chair James Milner** calls Meeting of the Planning Commission to order at 6:11 p.m.
- B. **Roll Call:** Commissioners present were: James Milner, Eldon Long, Linda Vannoy, Frank Mocivnik, Betty Pritchett, and Lloyd Showalter.
- C. **Pledge of Allegiance:** Recited during Board of Adjustments.
- D. **Invocation:** **Commissioner James Milner.**
- E. **Approval of Minutes:** **None.**
- F. **Public Hearing:** **1115 North Dixieland – Conditional Use.** Michael Solomon states that the Council voted on Tuesday night to allow miniature golf as permitted in Retail-Office zone. No action will need to be taken on the conditional use. Because we had a public hearing notice in the paper, we want to continue with public hearing for any comment.
Public Hearing Opens: 6:02p
Public Hearing Closes: 6:02p
No further action or comment was taken.
- G. **Public Forum:** **None.**

*Public Form is intended for Public Comment and is limited to 2 minutes per turn, 1 turn per speaker for non-agenda items. If there are any items on the agenda that specifically pertain to surrounding residents they may be heard for the above-specified time.

- H. **Consent Agenda Items:** **None.**
- I. **Old Business:** **None.**
- J. **New Business:** **1115 North Dixieland - LSD.** Daniel Ellis, Crafton Tull Sparks represents Golf Mountain, LLC. Mr. Ellis explains that this golf course will be due south of Fast Lane Bowling Center on Dixieland Road. It will be two 18-hole miniature golf courses. He adds, we are installing 72 parking stalls. There will be a small maintenance building and a small service building where they will rent the equipment from. **Commissioner Showalter** asks about the lighting. Mr. Ellis states that the rest of the lighting has not been completely laid out yet by the golf course designer, but his intent is to make it a full cut-off lighting. Low lighting just for the course. He explains that they are sensitive to neighbors to the east and the south to make sure it won't bleed over past property line. That is the intent. **Commissioner Long** asks about fencing around the property since there are water features. **Commissioner Long** continues that fencing would be necessary for safety of small children. Mr. Ellis states that his client would not be opposed to installing a 6' wrought-iron fence around the golf course proper itself. Additionally, it would be a deterrent toward vandals and that type of thing when they are closed. They will be closed throughout the winter. **Co-Chair Milner** asks Mr. Ellis if all the trees and shrubs are on the preferred list. Mr. Ellis assures him that they are. **Commissioner Long** moves to approve this LSD contingent upon the 6' wrought-iron security fence being placed around the development. **Commissioner Mocivnik** seconds motion. All in favor. LSD approved.

NWA Center for Children (UAMS) - Parking. John Wary, Morrison Shipley Engineers, represents this item. He explains that this project is an expansion of the parking lot at the existing Children's Center and an addition of an entrance drive off Dixieland. He adds that when the project was originally designed and approved there was a fire lane around the back of the building and there was future parking planned with that initial development. They are looking to add a row of parking on the north side and the south side of the existing fire lane. This is an additional 60 spaces. **Commissioner Showalter** moves to approve the additional parking and **Commissioner Vannoy** seconds motion. All in favor. Motion granted.

Monroe Corners/Bloomington-Lincoln Street – Replat. Rick Hawes, Griffin Commercial Division, presents this lot line adjustment. He explains that it is currently a two-acre parcel divided by Puppy Creek with another nine-acres on the other side of that. They would like to divide that in half on that lot line. They will be working with Crafton Tull Sparks and EGIS on environmental and flood plain requirements to realign the creek to run north and south. This process will likely take over a year. **Commissioner Showalter** moves to grant lot line adjustment. **Commissioner Pritchett** seconds motion. All in favor (Vannoy-abstain). Lot line adjustment approved.

J. Planning Staff Items: None.

K. Discussions: **Commissioner Pritchett** asks Michael Solomon about the City Council approving the permitted use of miniature golf that the Planning Commission made conditional, if a public hearing was necessary. Mr. Solomon explains that because it was a change to the Code, it went to the City Council. The public hearing was not necessary at the City Council meeting. Mr. Solomon adds that it was important to the Lesters (owner of Golf Mountain) to hold a public hearing in the Planning Commission meeting to make sure there were no issues from the neighbors.

L. Committee Reports. None.

M. Adjourn: **Co-Chair Milner** entertains motion to adjourn. **Commissioner Pritchett** moves to adjourn. **Commissioner Long** seconds motion. All in favor. Meeting adjourned at 6:24 pm.

APPROVED:

Salena Wright-Brown, Chairman

ATTEST:

Kris Sullivan, Secretary